

December 23, 2004

MUNI # 22108
JANET KYPKE, CL/TR
VILLAGE OF BLUE RIVER
PO BOX 217
BLUE RIVER, WI 53518

Dear Municipal Official:

We have reviewed your ordinance for the municipal adoption of the Uniform Dwelling Code (UDC) and found it acceptable. You may begin enforcing the UDC per its administration and enforcement requirements of Ch. Comm 20, for at least all new one- and two-family dwellings as well as new alterations and additions to dwellings originally built since June 1, 1980. Note that all inspections must be performed by properly certified inspectors.

However, section 1.3 of your ordinance regarding SCOPE needs some clarification. When you adopt the UDC through ordinance, you must adopt the entire code including its scope. The scope of the UDC includes the construction of all new dwellings as well as new alterations and additions to dwellings originally built since June 1, 1980. (You may, at your option, include things that are outside the scope of the UDC, such as remodeling to dwellings originally built prior to June 1, 1980.) Also, you may want to add a section that states that a permit is required for all new dwelling construction and you may want to set permitting limits for the additions and alterations in that section. Permitting limits are usually a dollar figure (typically in the \$2,000 to \$10,000 range) or a square footage figure below which you will not require permits and inspections. Permitting limits are useful to clarify that small remodeling projects (smaller than your permitting limits) do not require code administration.

Enclosed is an order form for purchasing forms and UDC seals, one of which must be assigned to each new dwelling. (Please note your municipality number above when completing the order form.) The yellow copy of the building permit application, on which the seal number is indicated, must be forwarded to us within 30 days of issuance.

Feel free to contact me if you have any questions.

Sincerely,

Duane Hubeler
UDC Consultant
Tel. (608)266-1390

ENCL.